

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
828-4966

Project Name: TCB Hangars

Case #: 52-R-02

Date: May 14, 2002

Comments:

1. Site plan must be approved by the Aviation Advisory Board through the Airport Manager.
2. The FAA must approve the proposed change to the Airport Layout Plan (ALP) via the completion of an Airspace Study Checklist that must be submitted through the Airport Manager's Office.
3. Complete set of building plans including signed and sealed drainage calculations and site plan with underground utilities shown must be submitted to the Airport Engineer for their approval.
4. Some public parking (out side the fence) must be available since it appears that these hangars will be used for businesses.
5. Site must be completely surrounded by temporary chain link fence during construction.
6. Site must secure landside facilities from airside facilities.

Recommendations:

1. Airspace Study can take up to 90 day for review once is has been submitted to the FAA

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: TCB Hangars
25K sq ft/Hangar Space
7.4K sq ft/Office
1715 N.W. 51 Place

Case #: 52-R-02

Date: May 14, 2002

Comments:

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. Prior to requesting final development site plan approval by engineering staff the applicant shall route these plans to the Airport Manager's office and obtain their authorization.
3. These plans do not contain the minimum set of engineering drawings. Please provide the following plans for engineering review prior to requesting final development review approval:
 - a. Paving, Grading, and Drainage Facilities Plan
 - b. Water & Sewer Facilities Plan
 - c. Pavement Marking & Signage Plan
 - d. Details, Notes and Specifications Plan, as applicable
4. Please indicate the typical parking space width for a standard space and handicapped parking space as outlined on the site plan.
5. A twenty-two (22) foot stacking distance is required from the property line to the gate.
6. A stop sign and bar shall be located a minimum of four (4) feet from the edge of roadway at the exit.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: TCB Hangars

Case #: 52-R-02

Date: 5-14-02

Comments:

- 1) Provide flow test and show hydrants and mains on civil plans.
- 2) NFPA 409 applies to this project.
- 3) Fire fighting access required behind hangars. 10 ft wide clear path required. See NFPA 101, for "Public Way" If rear exits comply then access is adequate.
- 4) Show location of fire walls required by NFPA 409 for hangar building clusters.
- 5) List future building construction types as per table B-1 NFPA 409.
- 6) Meeting required. Call 828 5223 for appointment.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: TCB Hangers

Case #: 52-R-02

Date: 05/14/02

Comments:

1. Verify that the Landscape requirements for vehicular use areas are met. The "Planting Calculations" appear to indicate deficiencies. Note that Vehicular Use Areas"shall not include areas used exclusively as an airport ramp or apron..." (which may apply for this project).
2. Verify whether or not any street setback requirements apply. (This does not appear to be the case.)
3. Verify the requirement that there can be no more than 10 spaces in a row without an 8' wide peninsula tree island. (Except that there can be up to 20 if 1' for every space over 10 is added to one or other of the end areas.) Also, note that "location of landscape is subject to restrictions of the F.A.A.".
4. Provide the diameters of the existing trees to be removed, and the calculations for their "equivalent replacement".
5. Minimum height requirement for Code required trees is 10'.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: TCB Hangars

Case #: 52-R-02

Date: May 14, 2002

Comments:

Request: Site Plan Level II Review for 25,000 s.f. of hangar use and 7,425 s.f. of office use in GAA

1. Applicant should discuss FAA requirements with Alex Erskine, Executive Airport.
2. Provide a narrative of operations explaining the proposed business and accessory uses.
3. The proposed site plan and building must comply with ULDR Section 47-14, General Aviation Airport District. Provide a description citing this section prior to Final DRC sign off.
4. Applicant must also comply with ULDR 47-14.30, Minimum design standards for the proposed fence. Provide a detail of this fence.
5. Discuss the stacking distance of the entrance from the existing private road with Engineering Representative.
6. Provide a breakdown of the parking calculations in the site data table. Include the ratio of 1 space per 1000 s.f. of hangar space, the 1/250 s.f. of office and the 1/person and company vehicle spaces.
7. Discuss location of handicap spaces with Engineering Representative.
8. Additional comments may be forthcoming at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. C. Cleary-Robitaille
828-6419

Project Name: TCB Hangars

Case #: 52-R-02

Date: 5-14-02

Comments:

All glass areas should be protected with impact- resistant materials.

All warehouse style doors should have a secondary locking system.

A perimeter alarm is recommended.

Please submit comments in writing prior to DRC sign-off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: TCB Hangars

Case #: 52-R-02

Date: May 14, 2002

Comments:

1. Provide photometric lighting in accordance with Sec. 47-20.14 prior to final DRC review.
2. Airport Manager and FAA approval required prior to final DRC review.
3. Signs shall comply with Sec. 47-22.